

***Citywide Design Guidelines
Final Report*****Exhibit 5****OVERVIEW**

This report has been prepared to provide the recommended changes since the draft document was made available and hearings were held. Minor technical or typographical changes that do not change the substance of the Citywide Design Guidelines or the conclusions of the Program Environmental Impact report (PEIR) will be made by staff prior to the final printing of the adopted Guidelines.

GENERAL RECOMMENDATIONS APPLICABLE TO ALL TYPES OF DEVELOPMENT**Recommended Changes**

1. **Amend the Guidelines in reference to fencing for all projects.**

The Guidelines should be amended to require decorative block walls where visible to the public for all projects, including single family residential projects.

2. **Amend the Guidelines to strongly promote the use of visual focal points (fountains, public art, etc.).**
3. **Amend the Guidelines to link the size of entry treatments to the size of projects.**
4. **Add a Tool to the Implementation Plan.**

A Planning Commissioner asked how the Design Guidelines will accommodate the Cultural Villages proposed in the General Plan Arts and Culture Element. Perhaps guidelines should be added now to prepare for such a project.

INTRODUCTION**Recommended Changes**

5. **Expand upon the intent of the Design Guidelines under “Purpose of the Citywide Design Guidelines.”**

The “Purpose of the Citywide Design Guidelines” section (Page I-1) should be expanded so it is more clear that the Guidelines do not require theme architecture, but rather the Guidelines promote design in context with existing development in the surrounding neighborhood.

DESIGN OBJECTIVES

No changes are recommended.

RESIDENTIAL DESIGN GUIDELINES

Recommended Changes

6. **Amend the Residential Guidelines – High-Quality Single-Family Building Appearance (Page III-4).**

It is recommended that the design of porches reflect the requirements of the new Zoning Code.

7. **Amend the Residential Guidelines – Single-Family Fences and Walls (Page III-7).**

Add a requirement to locate boundary fences that include a provision for trail development and maintenance allowing public usage of trails shown in the General Plan and a connection to trails shown in the General Plan for the private use of the residents of the project, when these projects are in the vicinity of planned trails. This is a recommendation of the Riverside Land Conservancy (Design Guidelines Figure 1 – Riverside Land Conservancy Letter).

8. **Amend Residential Design Guidelines – Chapter III – Single-Family Subdivision Design Provisions (Page III-9-10).**

At the Planning Commission Workshop on the Guidelines it was recommended that the Residential Design Guidelines – Chapter III – Single-Family Subdivision Design Provisions (Page III-9-10) include guidance on the design of reverse frontage and side-on lots. Staff will include additional language on the design of these kinds of lots in conformance with the requirements of both the Zoning and Subdivision Codes.

9. **Amend Residential Design Guidelines – Chapter III – Pedestrian Walkways (Page III-18).**

Include a standard which require a trellis where a pedestrian access abuts a vehicular access to provide screening and clear delineation, when this situation cannot be avoided in site design.

10. **Amend the “Multi-family Common Open Space” section (Page III-25).**

It is recommended that the pick list of amenities proposed under the new Zoning Code be included and elaborated upon in this section.

11. **Amend the Residential Guidelines – Multi-Family Fences and Walls (Page III-28).**

Add a requirement to locate boundary fences that include a provision for trail development and maintenance allowing public usage of trails shown in the General Plan and a connection to trails shown in the General Plan for the private use of the residents of the project, when these projects are in the vicinity of planned trails. This is a recommendation of the Riverside Land Conservancy (Design Guidelines Figure 1 – Riverside Land Conservancy Letter).

COMMERCIAL AND MIXED USE DESIGN GUIDELINES

Recommended Changes

12. **Amend Commercial and Mixed Use Design Guidelines – Location of Required Parking (Page IV-8).**

Add language to this sections that promotes parking lots that are split into smaller island areas with pedestrian connectivity similar to that found at the Towne Center.

13. **Amend the Commercial and Mixed Use Design Guidelines.**

Add a section on “Pedestrian Circulation” with the following requirement:

Add a requirement to locate boundary fences that include a provision for trail development and maintenance allowing public usage of trails shown in the General Plan and a connection to trails shown in the General Plan for the private use of the residents of the project, when these projects are in the vicinity of planned trails. This is a recommendation of the Riverside Land Conservancy (Design Guidelines Figure 1 – Riverside Land Conservancy Letter).

INDUSTRIAL DESIGN GUIDELINES

Recommended Changes

14. **Amend the Industrial Design Guidelines.**

Add a section on “Pedestrian Circulation” with the following requirement:

Add a requirement to locate boundary fences that include a provision for trail development and maintenance allowing public usage of trails shown in the General Plan and a connection to trails shown in the General Plan for the private use of the residents of the project, when these projects are in the vicinity of planned trails. This is a recommendation of the Riverside Land Conservancy (Design Guidelines Figure 1 – Riverside Land Conservancy Letter).

PUBLIC FACILITIES DESIGN GUIDELINES

Recommended Changes

15. **Amend the Public Facilities Design Guidelines.**

Add the following to the introductory remarks on Page VI-1:

Provide for trail development and maintenance or a connection to trails as shown in the General Plan when these facilities are in the vicinity of planned trails. This is a recommendation of the Riverside Land Conservancy (Design Guidelines Figure 1 – Riverside Land Conservancy Letter).

GLOSSARY

No changes are recommended.

APPENDIX A: CITYWIDE SIGN DESIGN GUIDELINES

No changes are recommended.

APPENDIX B; ARCHITECTURAL RESOURCES

No changes are recommended.

EXHIBITS

1. Design Guidelines Figure A – Riverside Land Conservancy Letter

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